Old Land Office 108 East 11th Austin, Travis County Texas HABS No. TEX-397

HABS TEX 227-AUST

ADDENDUM FOLLOWS...

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
Western Office, Division of Design and Construction
450 Golden Gate Avenue
San Francisco, California

CENERAL LAND OFFICE BUILDING Austin, Travis County, Texas.

Present Ormer: State of Texas

Date of Erection: 1840 (?)

Architect: Conrad Straeme

Builder: Republic of T and

Present Condition: Gree

Number of Stories: Two and attic

Materials of Construction: Limestone, brick, marble, tile and vine.

Other Existing Records: Archives State of Texas.

#### Additional Data:

The building is built of local limestone, whitewashed, The plan includes six rooms and two halls on the first floor, six rooms and a stair hall on the second floor, and a large, unfinished attic. The attic is accessible by means of a circular stair extending from the first floor to the attic. This stair was probably used as an employee's stair; it has recently been known as the "Secret Stair." It is constructed of limestone, slabs of stone cut and fitted into place. The construction is quite unique and has received much favorable criticism.

O'Henry (William Sydney Porter) wrote a short story entitled "Bexar Script No. 2692" the plot of which deals with a murder committed within this building. At the time the story was written O'Henry was an abstract draftsman and clerk for the land department. His drafting table still stands in the same place it occupied when he used it.

The building now houses two museums, one conducted by the Daughters of the Confederacy and the other conducted by the Daughters of the Republic.

The architect, Conrad Straeme, was a native of Germany, He brought with him the plans and elevations, which were altered and added to by him to conform to the requirements of the land office. The building is approximately 100° x 40° the walls are

approximately 32" thick, ceilings 18' high; floors are alternating black and white granite, with tile in some of the smaller rooms. The roof, which forms the letter "H" in plan, is pitched approximately eight to twelve, covered with shingles. Windows are equipped with folding interior blinds.

Much of this information was obtained from Mrs. Mary K. Cloud, custodian for the Daughters of the Republic Museum, Austin, Texas.

Author

Bertlett Cocke, Dist. Officer

Date: June 19, 1937

ADDENDUM FOLLOWS...

W 1/26/37

# Old Land Office Austin, Travis County, Texas

ADDRESS: 108 East 11th

OWNER: State of Texas

OCCUPANTS: Daughters of Confederacy & Daughters of the Republic of Texas.

USE: Museum

ARCHITECT AND BUILDER: Dr. Conrad C. Stremm was responsible for the design and Q. Nichols and Wm. Baker were the Building Contractors.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

The Old Land Office Building is the oldest known public building in Austin and was the second Land Office Building constructed in the City. O. Henry, the noted short story writer used the building as a setting for two of his tales.

It was probably the first fireproofed building in Texas.

It is a good example of German Romanesque style; unusual in Texas.

HISTORICAL INFORMATION:

The building's history is unclear but the original plans are maintained by the State Archives. Dr. Conrad G. Stremme, Chief draftsman of the Land Office, drew the plans and elevations for a new Land Office Building. These plans are dated 1854. In 1856 the State Legislature appropriated \$40,000 for the building. Newspaper clippings indicate that the building was in progress in the spring of 1857. By 1875 further need for fireproofing was felt and a new state roof replaced the original wood shingles. The roof structure was reinforced to bear the extra weight. Also at that time iron shutters and doors were installed in the file rooms.

Other changes occurred when, in 1882, the original stone Main Staircase "failed" and was replaced by one of cast iron, locally manufactured. The original Garrett floor construction of timber and concrete, fireproofed by a layer of clay and straw on top; (was replaced with the existing iron beam and brick vault construction, in 1886. The system had deteriorated by deflection under heavy loading and a fire. At this time the original second story stone flooring was replaced by marble tiles. Interior plumbing was added in 1884.

Several changes occurred in the rennovation of 1917. The second floor marble tiles were renewed, stoves were removed and steam—heating and electric wiring systems were installed. Also at this time the exterior stucco finish, originally scored to produce an ashlar effect, was replaced and the original windows with wood mullions arranged in a six pointed star design and the lower casements were replaced with double hung wood sash.

The state roofing was exchanged for "zinc" at some later date and became asbestos chingling in 1935. In 1958, copper haveing—gutters replaced the original metal scueper type. The in that year the second floor warbte life

was again renewed and the second floor brick-vaulting system was replaced with a reinforced concrete slab and - beam and the stone arches releived of their thrust.

In recent years subsequent rennovation has moved the original main entrance out from its interior half location to the face of the building, new lower floors of marble tile were added, and the structure repainted.

#### References:

- 1) Jerry Boerner, "Old Land Office, Museum and Monument; The Texas Public Employee, May 1964, Vol. XIX, No. 3, Austin, Texas.
- 2) "Letter from A. W. Harris, Architect, to R. R. Wolf, Texas State Building Commission"; Austin Travis County Collection, Austin Public Library, Austin, Tomas.
- Newspaper accounts, Austin Travis County Collection, Austin Public Library, Austin, Texas.
- 4) Original plans and elevation; Texas State Archives, Austin, Texas.

ARCHITECTURAL INFORMATION

Architectural Description:  $2\frac{1}{2}$  Story masonery block with central bay and two flanking bays.

Condition of Fabric Good

**EXTERIOR** 

Overall Dimensions: 62' x 94'

Foundations: Stone

Wall Construction: Native Rubble limestone, 2½ thick.

Structural System: Second story floor supported by reinforced concrete slab and beam system, relieving the original brick vaulting system. Garrett floor supported by iron beam and brick vault construction. Roof supported by large timbers mortised and tennoned and bolted—some diagonal bracing.

Chimneys: Two interior brick chimneys visible at the ridge of the central gable where it adjoins the end gables.

Doorways: Masonry arches, stuccoed.

Windows: 4 x 4 Highl double hung wood sash.

Roof: Central section solded with ridee coincident with longitudinal axis of building; end bays cabled with ridges parallel to transverse exis of building. Appestos shingles.

FLOOR PLAN

Two transverse walls divide the building block into three major areas, a central, nearly square, section flanked by two narrower rectangular sections. The central section is divided transversely by a central corridor whose main axis coincides with that of the total block. To the east of the corridor is one large room, to the west the corresponding space is broken by the entrance whose longitudinal axis is coincident with the transverse axis of the main block. The remaining area to the south of this second corridor is a single room with a similar space on the north containing the circular stairwell.

The north rectangular section is one large space with longitudiwal axis paralled to the transverse axis of main block. Corresponding section on south is divided into three spaces, a large open stair well and landing flanked by two smaller rooms.

The second floor is identical except for the central section which is undivided except for the enclosed spiral stair and closet and two spaces created by open iron bar partitions.

Stairways: Main stair of local manufacture, a cast iron replacement for the original stone stair.

Spiral stair of stone. Steps are individaul blocks contilevered from stair-well wall. Stron rod rail.

Flooring: Marble tile of recent date.

Wall & Ceiling Finish: White plaster.

Doorways & Doors: 3 panel double doors; deep paneled reveals.

Trim: Moulded 9" wood base. Wood Door trim I' x 9" with bead on inside edge; outside edge built up with added moulding strip.

Lighting: Electric; modern fixtures.

General: Sited on the Southeast corner of the Capitol Grounds; a slight rise providing commanding setting. Oriented N. by S.W.

Prepared by,

John C. Garner, Jr.

October 1965

APPROVED:

Charles & Pone

DATE: Recember 20 1965

Charles S. Pope Supervising Architect, Historic Structures Western Office, Design and Construction National Park Service Land Office (General Land Office, Old Land Office) 108 East Eleventh Street Austin Travis County Texas HABS No. TX-397

HABS. TEX. 227-AUST.

# PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY HABS NO. TX-397

(General Land Office, Old Land Office)

An addendum to General Land Office as recorded in 1936

and

Old Land Office as recorded in 1961

Location:

Capitol Grounds, 108 East Eleventh Street, southeast corner on Eleventh Street, Austin, Travis County, Texas. USGS Austin East Quadrangle, Universal Transverse

Mercator Coordinates: 14.621270.3349470

Present Owner:

State of Texas

Present Occupant:

Daughters of the Republic of Texas, Texas Division,

United Daughters of the Confederacy

Present Use:

Museum

Significance:

Texas has the distinction of being the only state to have retained control of both its public lands and the burden of its public debt. The Land Office of 1856-57, the third in Austin, was designed in the German Rund bogenstil (round-arch style) by Conrad C. Stremme.

Stremme, who had been trained as an architet in his native Germany, was a draftsman in the Land Office.

William Sidney Porter, popularly known as O. Henry, also worked in the Land Office as a draftsman from 1887-1981. In 1918, the functions of the Land Office moved to a new building, at which time the old structure became a museum of the Daughters of the Republic of Texas and the Texas Division of the United Daughters of the

Confederacy. It is the oldest State office building to

remain in use.

## PART I. HISTORICAL INFORMATION

- A. Physical History:
  - 1. Date of erection: 1856-1857.
  - 2. Architect: Conrad C. Stremme. Stremme, a native of Hanover, Germany, had served on the Royal Hanoverian Commission of Public Buildings.

He was a member of the Society for the Advancment of Industry, as well as a professor of architecture at Forpat (present Tartu). As commendation for outstanding work in architecture, he received a Russian order and title of hereditary nobleman, and was made court councilor to Russian Emperor Nicholas I.

Stremme immigrated to Texas in 1849. After serving in Lieutenant N. Michler's exploration party in the Rio Grande area, he became a draftsman in the General Land Office in 1855. Stremme is not known to have designed any other buildings than the Land Office in Austin.

3. Original and subsequent owners: The property has always been owned by the State of Texas. On the original 1839 plan of the city of Austin, and in 1856-57 when the Land Office was built, the lot was separated from "Capitol Square" by Brazos Street.

### 4. Builders, suppliers:

- a. Builder: Q. Nichols and William Baker received the contract as reported in the <u>Texas State Times</u> on June 7, 1856, but on April 18, 1857, the newspaper stated that the building was "under the contract of Mr. Nichols and the Superintendence of Mr. Stremme....The woodwork will go up under the mechanical labor and direction of the Messrs. Hopkins, father and son."
- b. Suppliers: Stone "obtained from Mr. Boulton's quarry." (Texas State Times, April 18, 1857).
- 5. Original plans and construction: A copy of the original specifications which are deposited in the Texas State Library, Archives Division, is included in the field records. Also included in the report are photographs of three original design competition drawings.
- 6. Alterations and additions: In 1863, appropriations were made for repairing and recovering the roofs on the Capitol, the General Land Office, and other State buildings, but the extent of repairs to the General Land Office is not known. The 1874-76 report of the Commissioner of the General Land Office stated that repairs included a "slate roof, fire-proof door and window shutters to file room, plastering walls and ceilings of the interior, and stuccoing the front and ends of the exterior." Appropriations were made for building a fence around the Land Office in 1877. In 1879, a second file room was fitted with cases (Commissioner's report).

In 1882, according to the Commissioner's report, changes included the "removal of the old stone stairway...and the erection of a self-supporting iron stairway in its place."

A plaque on the stairway reads "L.P. Clark./1882/Austin, Texas."

Lewis P. Clark was proprietor of the Arlington Iron Works in Austin according to the city directories in the 1880s. The contract, apparently for installing the stairway, was given Bernard Radkey, who was a dealer in "Hardware, Stoves, Tinware and House Furnishing Goods." Remaining appropriations were spent in additional supports to the roof and in iron girders to restore and sustain the walls.

The 1884-86 report of the Commissioner states that Gus Wilke received the contract to construct a fireproof ceiling which involved changes in the mode of supporting the roof. Under the same contract, the building was connected with the state sewer system, one water closet and urinal were installed on the second floor, two water closets on the first floor, and four water closets and one urinal in the outbuildings, all connected by wrought iron pipes. Wilke, who was listed in the 1885-86 city directory as subcontractor of the State Capitol Building, also built iron file cases. The Commissioner noted that a new fence and a coat of stucco were needed.

According to the 1892-1894 Commissioner's report, the building had been completly overhauled. The exterior was painted a red sandstone color, while the interior was "either Kalsomined or hard-finished from top to bottom." New furniture and record cases were added and the file room floor tiled.

Window casings and sectional inside blinds were added to most of the windows. Because of the crowded condition of the office, a room for transcript work was erected over the stairs on the second floor. The woodshed and water closet, which had been destroyed by a storm, were replaced.

For the next fifteen years, the Commissioner's reports cited the desperate need for additional space, requesting either rooms in the Capitol or \$30,000 for enlarging the General Land Office. The 1909-1910 report stated that crowded conditions had improved with the installation of file document cases and suspension platforms for records and supplies, the latter requiring the removal of stone walls and replacing them with iron grills. The 1910-1912 report discloses that the building was still heated with eleven wood stoves and was not connected to the Capitol heating plant system. In his 1916-1918 report, the Commissioner was in the process of moving into a new Land Office building, which "will be like going from a crumbling castle to a polished palace."

The minutes of the 23rd Annual Convention of the Texas Division of the United Daughters of the Confederacy recounts meetings in 1918 and 1919 when the Land Office was being renovated for use as a museum by the United Daughters of the Confederacy and the Daughters of the Republic of Texas.

The architect was Dennis Walsh from Austin, who was to "first fix the foundation and roof, and have the outside, foundation depth, replastered." First floor changes were as follows:

"Certain partitions in the three north rooms were to be removed and supporting columns of steel or reinforced concrete put in to support the floor above. This would give the U.D.C. an auditorium  $24\times55\frac{1}{2}$  feet. The middle west room is to be divided and a small part is to become a toilet and lavatory for the care-taker's use and the other toilet and lavatory and a rest room for the U.D.C. The southwest room to be the caretaker's room. The southeast room to be the filing room for the books and papers of the State Custodian. The middle east room to be the "Texas Confederate Museum" for relics, pictures, etc. A small west room to be used as a kitchenette, opening into the west end of the auditorium. It was decided to use stoves to heat the rooms as it did not seem possible to put in a new heating plant or connections at present. Mr. Walsh is to try and have the walls patched and generally renovated." After considerable dispute it was decided that the west door would be securely closed and locked, and that the south door be the entrance for both groups. A lockable metal grill was constructed across the south end of the first floor hall.

In 1932, the building was reroofed and the outside walls stuccoed (Austin Statesman, November 17, 1955).

Under the supervision of an Austin architect, August Watkins Harris, extensive renovations were made to the building in 1958, including: repairing the roof; replastering the interior; replacing marble, tile, and stone surfacing on the second floor, and stone surfacing on the first floor; partial repairs to the exterior stucco; renovating the attic; providing a retaining wall to the east; replacing metal scupper-type gutters with copper hanging gutters; strengthening of the brick-vaulting system on the second floor with reinforced concrete slab and beam and relieving arches at horizontal thrust; rebuilding the arches in two second-story rooms; and replacing the plaster cornices on second floor. Contractor for the work was Richard Schmidt.

In 1964, repairs and changes were done by A. Stasswender Marble and Granite Works: New marble flooring was installed; the exterior was painted with a Zolatone surface or process which involved four coats of paint; and the west entrance door and transom on the first floor, then located in an inside entry, was removed, and a new door and transom of the same design installed at an outside location. In 1967, the grounds were landscaped.

### B. Historical Events and Persons Connected with the Structure:

Texas is the only state having its own public lands and general Land Office. The office was provided for by the First Congress of the Republic of Texas in 1836, and in the first State Constitution passed in 1845. In 1856-57, the third General Land Office building to be used in Austin was constructed on the southeast corner of the Capitol grounds. The Sixth Legislature apporpriated \$40,000 for the structure which was to be, most importantly, fire-proof. On September 13, 1856, the Texas State Gazette reported that the cornerstone was "laid on Saturday the 30th ult. With appropriate ceremonies" and that the building "will command the south-east view of the Capitol, and contrast well with the Governor's Mansion on the opposite side." All records of the Land Office, including original maps, patents, field notes, title deeds, and other documents, were deposited in the new building in 1857.

The most illustrious employee to work in the building was William Sidney Porter, popularly known as O. Henry, who was a draftsman from 1887-1891, and who immortalized the structure in his short story, "Bexar Scrip No. 2692."

In 1918, the functions of the Land Office moved to a new structure, just across Eleventh Street. The 35th Legislature had the Old Land Office Building preserved so the Daughters of the Republic of Texas and the Texas Division of the United Daughters of the Confederacy "might accumulate the members and relics, and preserve and perpetuate the history and traditions of the Southland and of our Commonwealth."

### C. Sources of Information:

- Original architectural drawings: Old Land Office Building specifications and drawings, Texas State Library, Archives Division.
- 2. Old Views:

Bird's Eye View of the City of Austin, Travis County, Texas, 1873. Drawn by Augustus Koch.

Austin, State Capital of Texas. Drawn by Augustus Koch, 1887.

#### 3. Bibliography:

a. Primary and unpublished sources:

Austin City Directories, 1872-73 to present, Austin-Travis County Collection, Austin Public Library.

Austin Newspaper File, Austin-Travis County Collection, Austin Public Library.

- General Laws of the State of Texas, Legislative Library, Texas State Capitol.
- Reports of the Commissioner of the General Land Office of the State of Texas, 1870-71 through 1916-1918.

Texas State Board of Control Files and Building Commission Files.

- b. Secondary and published sources:
  - Barkley, Mary Starr. <u>History of Travis County and Austin, 1839-1899</u>. Austin: The Steck Company, 1963.
  - Boerner, Jerry. "The Old General Land Office Building," typed copy of article in <u>The County Official</u>, Vol. VIII, no. 10, January-February, 1938.
  - Harris, August Watkins. Minor and Major Mansions and their Companions in Early Austin, A Sequel. The Author, 1958.
  - National Register Files, Texas State Historical Survey Committee.
  - Old Land Office Building Files, Austin-Travis County Collection, Austin Public Library.
  - Williamson, Roxanne. "Victorian Architecture in Austin." M.A. Thesis, University of Texas, 1967.

Prepared by: Ellen Beasley Project Historian National Park Service June 1973

### PART II. ARCHITECTURAL INFORMATION

- A. General Statement:
  - 1. Architectural character: This massive structure in the style of the European Romanesque Revival was particularly prized because it was thought to be fireproof. Its heavy exterior walls with roundarched openings, the vaulted interiors, and the great spacious attic are reminiscent of the earlier buildings of Germany.
  - 2. Condition of the fabric: The massive walls and vaulted ceilings are still in good condition. The building has been well maintained.

## B. Description of Exterior:

- 1. Overall dimensions: The rectangular plan is 61'-2"x94'-2" in size. It has two stories with a spacious floored, unfinished attic; no basement. It was originally built with the main entrance to be through a small open loggia on the west. Recently this has been altered and the entrance is into the stairhall on the south end of the building.
- 2. Foundations: The rubble ledge limestone masonry wall is about 3' in thickness and extends to bedrock (about 5' below the first floor on the northeast corner). The space under the original stone floors was filled with firmly tamped clay (caliche), then topped with 12" of river sand in which the stone floor slabs were embedded.
- 3. Wall construction: Exterior walls, usually 2'-6" in thickness, are of rubble ledge limestone laid in sand-lime mortar. The exterior is stuccoed, painted light pinkish gray. The specifications indicate that the inner or cross walls, usually 24" in thickness, are either brick or stone. All arched openings and vaulting are formed of brick masonry; the roughly formed bricks are about 2 1/2"x6"x12" in size.

The unfinished walls in the attic are of rubble stone with arched openings of brickwork. There is a molded base about 7' in height; and at the level of the second and attic floors there are belt courses formed of projecting masonry and molded with cement plaster.

4. Structural system, framing: At the time of construction, an attempt was made to build a fire-resistant structure. All of the first-floor rooms, except the north "long room," have ceilings that were arched and vaulted with brickwork. At that time the ceiling of the first floor "long room" and all of the ceilings of the second floor were built of heavy wood beams, joists and flooring with several layers of plaster added. In 1884-86 the attic floor (ceiling of second floor) of wood construction was removed and replaced with wrought-iron I-beams interspaced with arched brick vaulting, and topped with concrete fill; the ceiling beams of the second-floor large central room were supported by two hollow cast-iron columns. During remodelling work the ceiling of the "long room," first floor, was removed and replaced with beams and slab of reinforced concrete. The masonry ceiling arches and vaults of other rooms on the first floor remain, but were strengthened with a thin steel-reinforced top slab of concrete.

The roof framing consists of heavy timber truss work; the central roof has modified queen-post trusses; the end crossroofs have scissor trusses. Joints are mortised and pinned; members added later were bolted.

These trusses carry heavy purlins on which the rafters rest. At the attic floor level there are three tie rods (1" in diameter) with turnbuckles; these were installed in 1882 and extend from wall to wall across the building.

5. Chimneys: The original specification briefly mention the construction of "Russian" type stoves. Eleven wood stoves were still in use in 1912, but later steam radiators were installed. Flues for the stoves were in the two main masonry crosswalls. At the attic level there is evidence that these flues were canted over toward the middle and each of the two chimneys are about 2'x11' as they pass through the roof. They extend about 1' above the ridge of the roof.

# 6. Openings:

- a. Doorways and doors: The high arched south entrance has a round, star-patterned transom window, and a round-headed door opening. The west entrance is of somewhat similar design: a round, star-patterned transom window above a pair of doors. Originally there was a small open loggia, with the doorway set within the building. About 1919 the door was moved to the outerwall and the loggia area was enclosed in the museum space.
- b. Windows: All window openings are arched; originally the typical window consisted of a round-arched star-patterned transom window above casements.

Sometime before 1894 these windows were changed to double-hung sash, round headed, four over four. Inside the first floor windows there are folding shutters of heavy sheet metal, and recently louvered wood shutters have been added inside to all windows. At the attic level there are round-headed openings that are fitted with fixed metal louvers and screened on the inside with hardware cloth.

#### 7. Roof:

- a. Shape, covering: The central roof is gabled, 6 in 12 pitch; the end cross ridges with the massive crenelated gables are 11-1/2 in 12 pitch. The original specifications called for roofing of "zink, or sheet-iron galvanized with zink." In 1874-76 the building was re-roofed with slate. Badly leaking in 1932, the slate roofing was replaced with rigid asbestos shingles, blue-gray in color.
- b. Cornice and gutter: Originally there was a built-in, scupper-type gutter with a small projecting cornice. With the re-roofing in 1932 the built-in gutter was replaced with a hanging gutter of sheet copper.

# C. Description of Interior:

## 1. Floor plans:

- a. First floor: From the south doorway one enters into the main stairhall, then up six steps to the main central corridor. On either side there are rooms with vaulted ceilings and at the north end of the corridor is the "long room" (24'x56'). There is a short cross hall from the original main entrance on the west.
- b. Second Floor: There is a large central square room, then a "long room" similar to the one on the first floor. About 1908-10 the large square room was opened up to join a smaller room to the west; a cast-iron column and three I-beams were inserted to support the masonry wall above.
- 2. Stairways: The main stairway is at the south entrance. The original steps were large cut stones cantilevered out from the masonory walls. After structural failure, in 1882 the old stair was removed and replaced with a stair of cast-iron that is supported by lattice-type trusswork of wrought iron. Near the central area of the building is an interesting small circular stair that is built of blocks of cut limestone; this stair rises from the first floor to the attic.
- 3. Flooring: The original flooring of the first level and over the vaulted structure of the second level was blocks of cut stone (3"x18"x18") set in beds of sand. At a later date the stone floor on the first level was covered with a thin layer of concrete, then in 1958 the present marble blocks (1"x12"x12") were set in place.

When the ceiling structure of the second level was rebuilt in 1884-86, marble blocks were set in place over the first floor vaulted structure; the flooring of the southeast room second level, however, was finished in patterned ceramic tile. The marble flooring is white with gray veining, with inset blocks of dark gray.

- 4. Wall and ceiling finish: The original plaster work was in bad state of repair. In 1958 new plaster was applied to walls and ceilings.
- 5. Doorways and doors: Many of the openings between major rooms are wide (4'-6"x7'-6") with pairs of panelled doors. Doors jambs are panelled to match the doors; trim is 9" in width.
- 6. Plumbing: With the original construction there was built a wood frame building (20'x30') northward from the main structure; this was the privy and wood storage house. In 1884-86 four water closets were installed in this building, and at the same time three water closets were installed in the main structure. These were connected with wrought drain pipes with the state sewer system. In 1892-94 the frame building was rebuilt after it had been destroyed by a storm.

It was removed at a later date, probably about the turn of the century.

- 7. Heating: The "Russian" type stoves, or similar wood-burning stoves, were in use until after 1912.
  - O. Henry described the building as "cold in the summer and warm in the winter" due to its thick stone walls. Probably about 1919 the building was connected with the Capitol steam system and radiators were installed. Window air-conditioning units, recently installed, now cool the rooms in summer.

## D. Site:

- 1. General Setting: The Land Office Building is situated at the crest of a low hill on the southeast corner of the 26 acre site of the Texas State Capitol. Originally the approach was from the west, but it is now from Eleventh Street on the south. The bank along the street is terraced as a rock garden, planted with desert-type shrubs. The attactive grassy slopes in the Capitol grounds to the west and north are dotted with fine trees, chiefly oaks, pecans and hackberries.
- 2. Enclosures: Old photos show the Capitol grounds surrounded by a wood white picket fence. About 1890 a 4' fence was built of wrought iron with a base of pink granite. This fence joins the Land Office building at the southwest corner, and near the northwest corner.

Prepared by: Melvin M. Rotsch, Architect Project Supervisor National Park Service June 1973

#### III. PROJECT INFORMATION

This project was jointly sponsored by the National Park Service and the Texas Parks and Wildlife Department. Recorded under the direction of John Poppeliers, Chief of HABS, the project was completed during the summer of 1973 at the HABS field office at the University of Texas, Austin. Project supervisor was Melvin M. Rotsch (architect, Texas A & M University); project historian was Ellen Beasley; student architects were J. Tucker Bishop (University of Texas), Stephen J. Farneth (Carnegie-Mellon University), Robert D. Ferland (Cornell University), Carl J. Frenning (University of Pennsylvania), Richard W. Schreiber (Boston Architectural Center), and David J. Yturralde (University of Texas). Photographs were taken in 1974 by Roy Pledger.